

2015025864 00038
FORSYTH CO. NC FEE \$26.00
PRESENTED & RECORDED
07/13/2015 10:09:16 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY
BK: RE 3240
PG: 1530 - 1534

APPOINTMENT OF SUBSTITUTE TRUSTEE

RE: Mortgagor(s): Martha Krysty Sprinkle and Alice McDowell
 Trustee: First American title
 Mortgagee: F & T Mortgage, a division of Metrocities Mortgage, LLC
 Dated: July 24, 2008
 Recorded: July 29, 2008
 Book: RE 2846 Page: 3430

 Substitute Trustee: Trustee Services of Carolina, LLC
 Current Beneficiary: Federal National Mortgage Association ("Fannie Mae"), a
 corporation organized and existing under the laws of the United
 States of America

File Number: 14-19222-FC01

STATE OF NORTH CAROLINA)
) **APPOINTMENT OF SUBSTITUTE TRUSTEE**
COUNTY OF Forsyth)
Prepared by and return to:
Brock & Scott, PLLC
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

TAKE NOTICE THAT WHEREAS, *Martha Krysty Sprinkle and Alice McDowell* executed a Deed of Trust in the amount of *\$84,800.00* conveying the property therein to *First American title*, Trustee, in favor of *F & T Mortgage, a division of Metrocities Mortgage, LLC*, its successors and assigns, as Lender/Mortgagee, with Mortgage Electronic Registration Systems, Inc. as Beneficiary, as security for said Note, which Deed of Trust is dated July 24, 2008 and recorded on July 29, 2008 in Book RE 2846 at Page 3430 in the Public Registry of *Forsyth* County, North Carolina (the “Deed of Trust”); and,

WHEREAS, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America (“Holder”) is the holder of the Note secured by the Deed of Trust and wishes to remove the said Trustee; and,

WHEREAS, the Deed of Trust provided that “Holder”, its successors or assigns, may for any reason remove the Trustee and appoint his/her successor; and

Submitted electronically by "Brock & Scott, PLLC-NC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, "Holder" now desires to exercise its right to remove the Trustee and any subsequent successor trustee and name **Trustee Services of Carolina, LLC** as Substitute Trustee his/her successor (if more than one party is appointed, any party may act);

NOW THEREFORE, "Holder" does hereby remove the Trustee and any subsequent successor trustee in the Deed of Trust ***dated July 24, 2008 and recorded on July 29, 2008 in Book RE 2846 at Page 3430***, in the Public Registry of ***Forsyth*** County, and does hereby appoint **Trustee Services of Carolina, LLC** as his/her successor as Substitute Trustee. The Substitute Trustee shall have all the rights, powers, duties, obligations and privileges conferred by the Deed of Trust on the Trustee.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosure property to whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assigned or other parties hereto, that the Substitute Trustee was duly authorized and empowered to execute same.

IN WITNESS WHEREOF, "Holder" has caused these presents to be executed in its name by its officers under seal, this 1 day of JULY, 20 15.

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, beneficiary, by Seterus Inc., its Attorney-in-Fact


By: 

Printed Name: TIFFANY BITSOI

By Seterus, Inc. as Attorney in Fact* for Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America Assistant Secretary for Lien Releases and Assignments

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 1, 2015, before me, CHRISTY BROWN, personally appeared TIFFANY BITSOI known to me to be the ASSISTANT SECRETARY FOR LIEN RELEASES AND ASSIGNMENTS of SETERUS, INC., ATTORNEY IN FACT FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, BENEFICIARY, the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


CHRISTY BROWN (COMMISSION EXP. 02/13/2021)
NOTARY PUBLIC



*Power of Attorney registered in New Hanover County Book 5599 at Page 1700

EXHIBIT A

UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OF
SETERUS, INC.

The undersigned members of the Board of Directors of Seterus, Inc. (the "Company"), a Delaware corporation, hereby adopt, by this written consent, the following resolutions effective as of November 2, 2011.

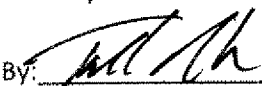
WHEREAS Security Connections Inc. ("SCI") and Wilshire Credit Corporation were parties to a Service Agreement date on or about December 22, 2008, as amended by Amendment Number One dated January 11, 2010 ("Agreement") and the Agreement has been assigned to the Company by Wilshire Credit Corporation.

WHEREAS, pursuant to the Agreement, SCI may process promissory note endorsements, mortgage and/or trust deed assignments, requests for trust deed reconveyances, substitutions of trust deed trustees, appointments of successor trustees, discharges, releases and satisfactions of mortgages and deeds of trust ("Documents") for the Company; and

WHEREAS, by signature below, SCI represents and agrees as follows:

1. Each of the persons identifies below is an employee of SCI, has been an employee of SCI for at least six (6) months, and has had no disciplinary action registered against him or her while an employee of SCI.
2. Each of the persons identified below does not have a criminal record as defined in the Agreement.
3. Each of the persons identified below shall act under the resolutions solely in accordance with the Agreement and solely for the purpose of executing a document on behalf of the Company, and SCI will indemnify and hold the Company harmless from any claim, action, loss or damage arising from such employees' actions or omissions as provided in the Agreement.
4. By August 1st of each year commencing 2014, SCI shall advise the Company, in writing, of the persons to be authorized for this action for the next 12 month period commencing in August.

Security Connections Inc.

BY: 

Name: Terrill Nielson

Title: Senior Vice President

Date: Sept. 3, 2013

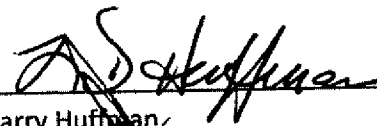
THEREFORE, BE IT RESOLVED THAT, solely for the purpose of executing such Documents, each of the following employees of SCI, and any additional employee appointed by the President of the Company or Jay Memmott, is appointed as an Assistant Secretary for Lien Releases and assignments, which appointment will expire upon the earlier to occur of the following: (a) at the direction of the Company, (b) at the termination of the Agreement, (c) upon the person ceasing to be an employee of SCI for any reason, and (d) August 1, 2015:

Jonathan Maughan	Emmett Green	Richard Nielson	Sarah Hix
Vickie Sorg	Caryn Killian	Rebecca Higley	Melissa Hively
Deborah Huskin	Melanie Hanson	Hope Reger	Krystal Hall
Tiffany Bitsoi	Jared Pett	Pamela Stoddard	John Fennell

RESOLVED FURTHER, that the authorization of Jay Memmott to appoint additional persons under the above resolution shall terminate upon the earlier of the discontinuance of his employment by the Company or a subsequent resolution.

RESOLVED FURTHER, that, the appropriate officers of the Company be, and each of them hereby is, authorized and directed to take any further action and execute, deliver, and file any such document as may be deemed necessary or advisable in order to implement the purpose and intent of the foregoing resolution.

Date this 15th of August, 2013



Larry Huffman



Jay Memmott